



1.5-Acre Retail Outlot For Sale



PRESENTED BY:

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PROPERTY SUMMARY

1.5-ACRE RETAIL OUTLOT FOR SALE

845 STANFORD ROAD
DANVILLE, KY 40422

OFFERING SUMMARY

SALE PRICE:	\$270,000
LOT SIZE:	1.5 Acres
PRICE / ACRE:	\$180,000

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to offer a 1.5-acre retail outlot along Stanford Road in Danville, KY. Situated in an Opportunity Zone and positioned at the front portion of a larger 51-acre site, this parcel is ideally suited for retail or service-oriented users seeking strong visibility and easy access. The gently rolling topography provides efficient site design options, and all utilities (including sewer) are readily available at the property line. Its proximity to downtown Danville, nearby residential neighborhoods, and future surrounding development make this outlot a compelling choice for national or local operators.

An additional 50-acre tract behind this parcel is also available for sale, offering significant potential for multifamily, single-family, and commercial development. Both properties can be purchased individually or together for a larger mixed-use development vision.



PROPERTY HIGHLIGHTS

- For Sale or Build to Suit
- 1.5 Acres
- Located in an opportunity zone
- \$180,000 per acre

Downtown Danville



\$180,000 / Acre



1.5 Acres



Opportunity Zone

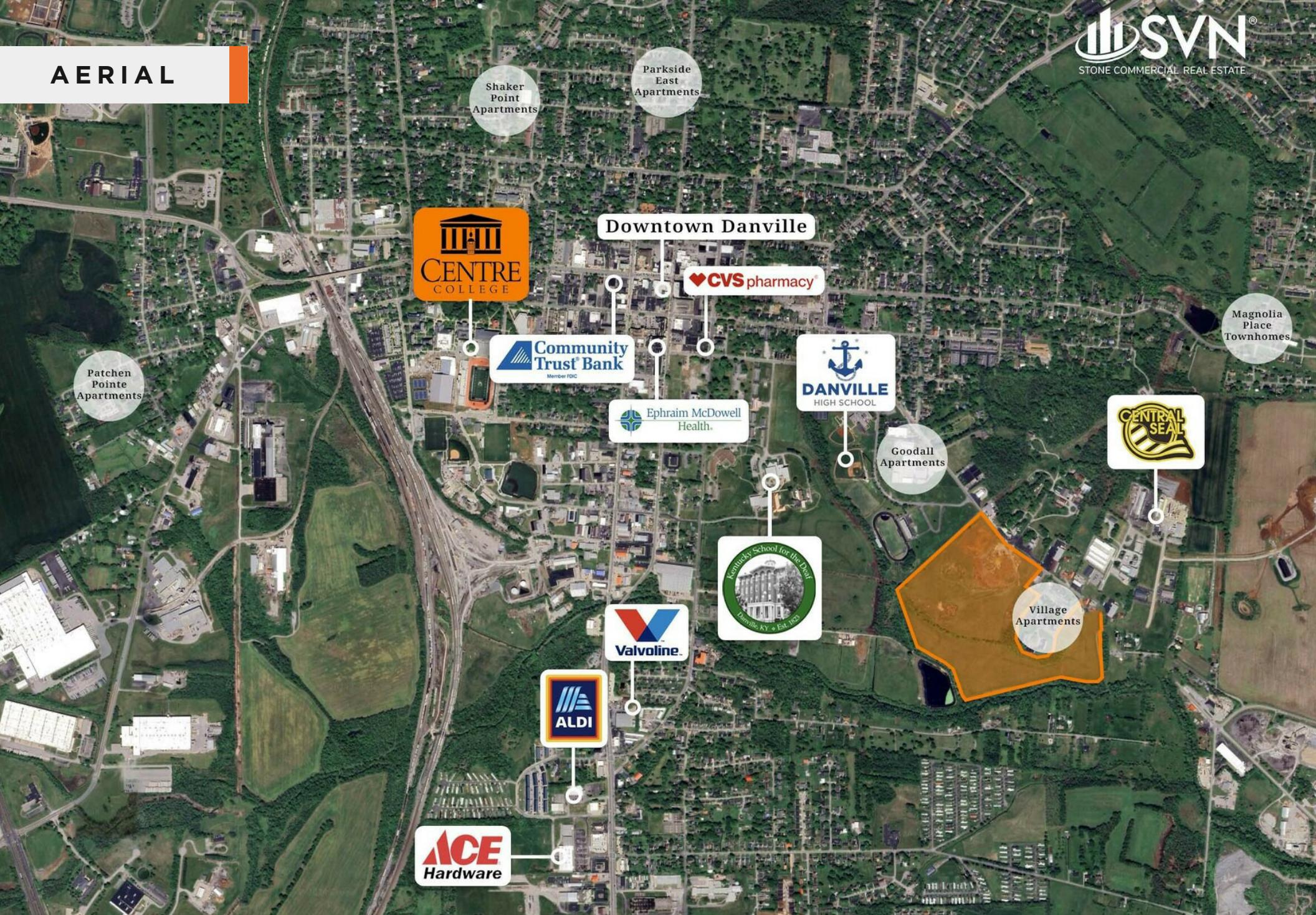
AERIAL



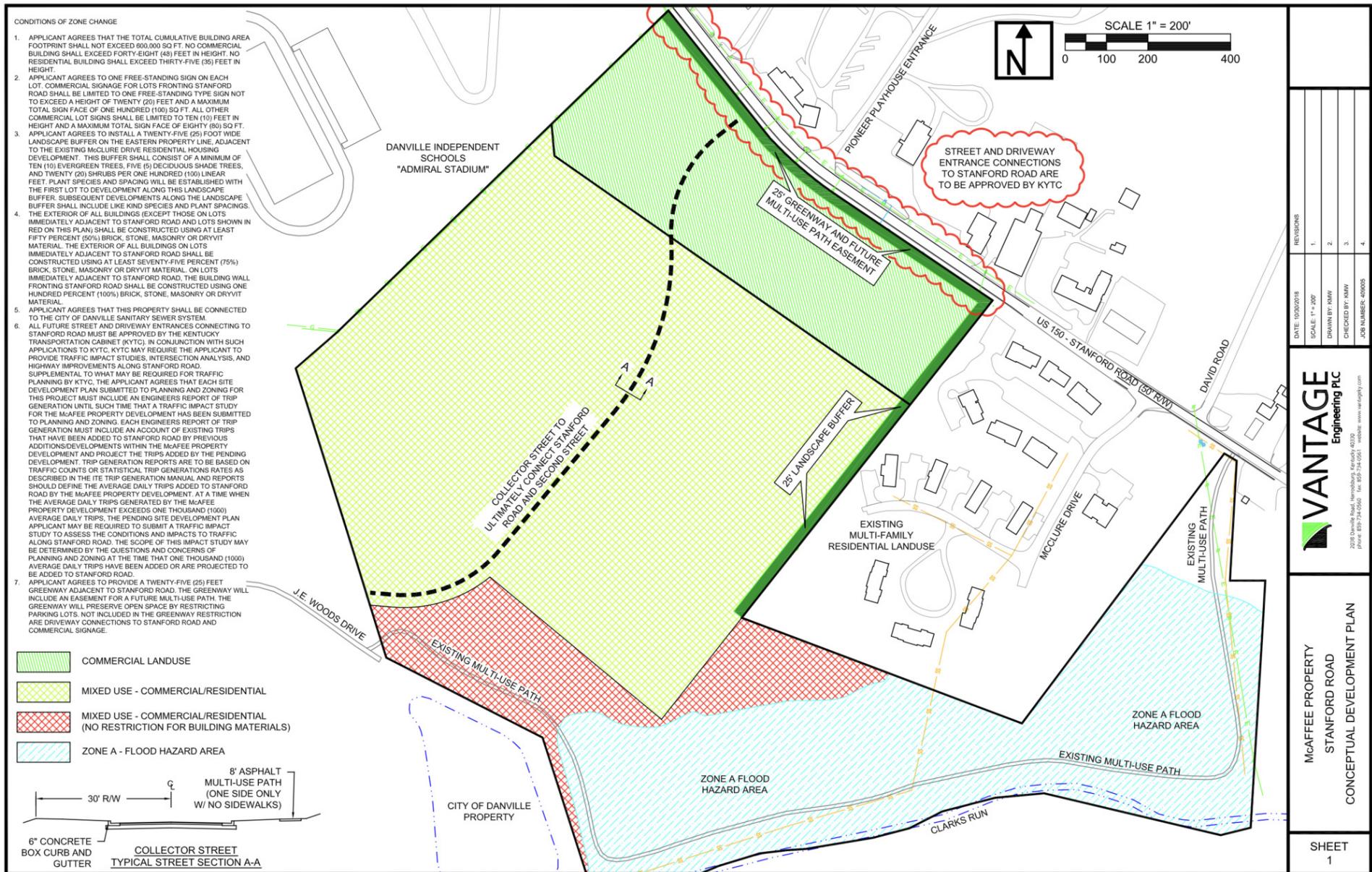
SOLD
3.5 Acres

1.5 Acre Outlot
\$270,000 FOR SALE
\$180,000 / Acre

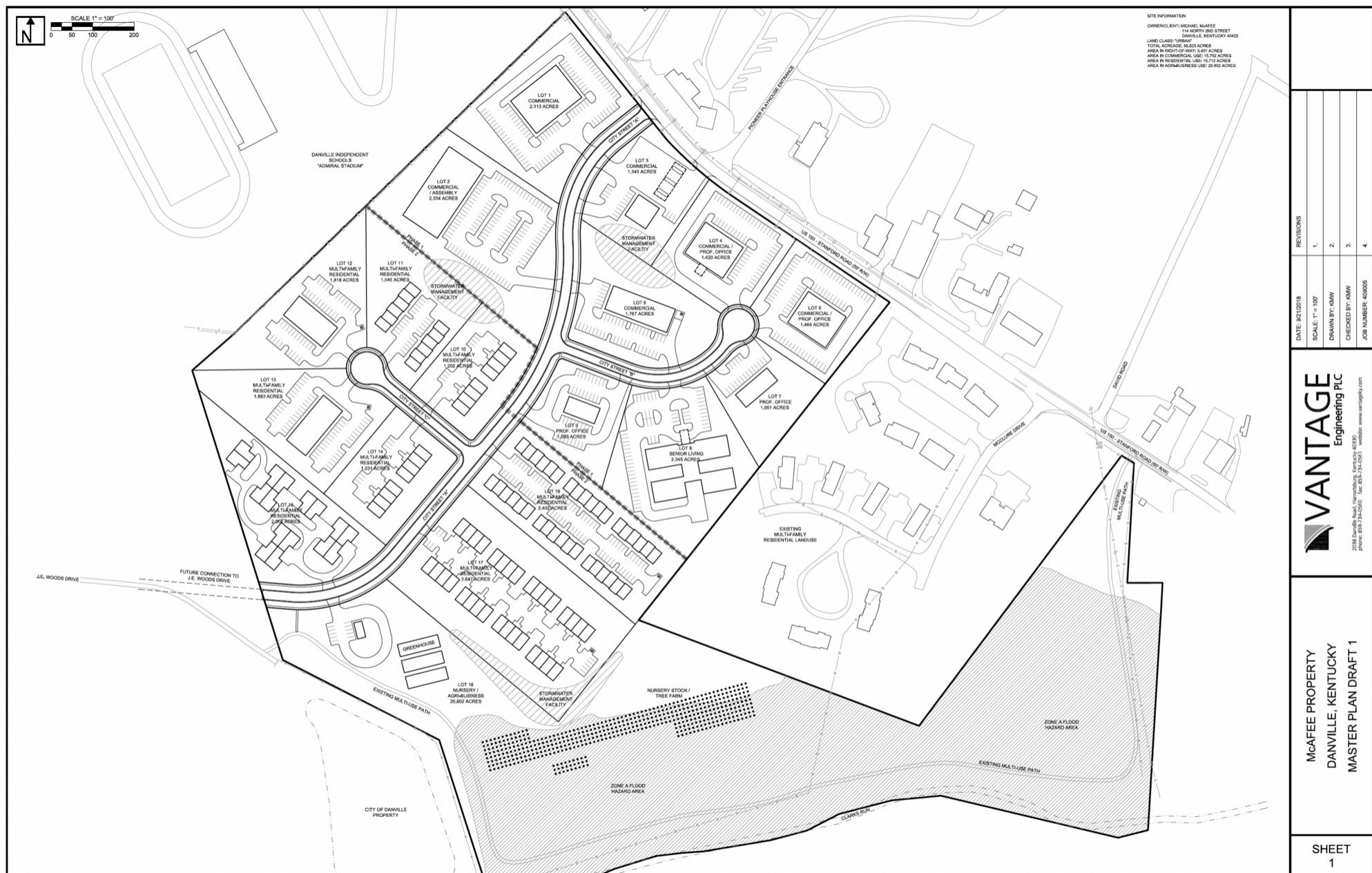
Stanford Road
7,049+ VPD



CONCEPT DEVELOPMENT PLAN



MASTER PLAN





TRAVIS ROSE, MBA

Associate Advisor

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PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

EDUCATION

Bachelors - Eastern Kentucky University

(President's List, Golf Team, Academic All-American)

SVN | Stone Commercial Real Estate

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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.